



Nassau County Department of Planning &
Economic Opportunity

96161 Nassau Place
Yulee, Florida 32097

**APPLICATION AND INSTRUCTIONS FOR FUTURE LAND USE MAP
AMENDMENT (SMALL-SCALE- LESS THAN THAN TEN (10) ACRES)**

NOTICE: Florida Statutes and the Courts of Florida require that all Future Land Use Map Amendment applications be heard as a Legislative hearing (Non Quasi-Judicial).

1. The Planning and Zoning Board and the Board of County Commissioners will conduct public hearings for this application.
2. The required hearings will require due public notice of this application. A legal advertisement must be published in the newspaper; notices are to be mailed to adjacent property owners within 300 feet of the subject property, and a sign will be posted on the property.
3. The Department of Planning & Economic Opportunity will prepare a staff report for the Planning and Zoning Board and for the applicant.
4. Future Land Use Map amendments under 10 acres in area are considered "Small Scale" and do not require for review by state reviewing agencies pursuant Sec. 163.3187, Florida Statutes to Ch. 163, Florida Statutes.
5. If you have any questions about procedures or the review criteria for this application, please consult with the Department of Planning & Economic Opportunity prior to the Planning and Zoning Board meeting.

INSTRUCTIONS FOR COMPLETING THE APPLICATION:

It is essential that all the information provided is accurate. Incorrect information can delay or nullify the application process. Use the Department of Planning & Economic Opportunity forms that are available for download at www.nassaucountyfl.com under Departments, Planning & Economic Opportunity, Downloadable Application forms.

- (1) **Name and Address of the Owner:** Provide the name and address of the property owners. The owner's name should agree with the recorded deed in the public records of Nassau County.
- (2) **Name and Address of the Applicant / Authorized Agent:** Provide the name and address of the applicant or authorized agent for this application, if applicable. Please note that if the applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.
- (3) **Location:** Fill in the street location by indicating the property location by side (north, south, east or west) of the street and the nearest intersecting streets (for example: west side of Amelia Road, between Magnolia Street and Amelia Lane). If a street address has been assigned to this property, include such number. If it is impractical to describe the street location by intersecting streets, indicate the approximate distance to the nearest intersecting street (for example: west side of Blackrock Road, CR 107, 1/2 mile north of A1A).
- (4) **Parcel Identification Numbers:** The Parcel Identification Number is an eighteen (18) digit number defining the subject property. This number is located at the Property Appraiser's website at www.nassaufipa.com.
- (5) **Current Future Land Use Map Designation:** Provide the current future land use designation of the subject property. The official future land use map is available at www.nassaufipa.com under *Map Layers*.
- (6) **Current Future Land Use Map Designation:** Provide the proposed future land use designation of the subject property. It is suggested that you discuss the proposed use with the Department of Planning & Economic Opportunity to be sure that the future land use designation requested will permit the type of use desired. Although the Department of Planning & Economic Opportunity will provide assistance, the designation requested in the application is entirely up to the applicant. Failure to request the proper designation will not be the responsibility of Nassau County. Amending the application after due public notice has been posted will require re-advertising of the application at the applicant's expense.
- (7) **Area (acres):** Provide the area, to the nearest tenth of an acre, of the subject property.
- (8) **Current Use:** List any improvements or uses currently on the site of the subject property.
- (9) **Water Supply:** Indicate whether the subject property is to be served by private or public water systems.
- (10) **Wastewater Treatment:** Indicate whether the subject property is to be served by private or public water systems.
- (11) **Review Criteria for Future Land Use Map Amendments:** All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the criteria listed in this section pursuant to Policy FL.01.04 of the County's Comprehensive Plan. Please attach a response to all of the criteria using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application. If you have any questions about the review criteria for this application, please consult with the Department of Planning & Economic Opportunity prior to submitting the application.

INSTRUCTIONS FOR COMPLETING THE APPLICATION:

(12) Other Required Attachments: The following forms and other attachments are required to be submitted with this application:

- **Owners Authorization for Agent Form:** If the applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form. A copy of this form is attached to this application. Please ensure it is filled out completely, signed and notarized.
- **Consent for Inspection Form:** This form is necessary for the County to obtain consent for the inspection of the subject property and the posting of public notice by the Department of Planning & Economic Opportunity in conjunction with the application. A copy of this form is attached to this application. Please ensure it is filled out completely, signed and notarized.
- **Location Map:** Provide a location map of the subject property. Location and parcel maps are available at www.nassaulpa.com.
- **Legal Description:** Provide a Microsoft Word or other text file of the metes and bounds description of the boundaries of the property is required. This will be incorporated into the adopted ordinance if the application is approved. The legal description of the subject property is shown on the deed and the survey. If the property is in a recorded subdivision, use the lot and block number. If the property is not in a recorded subdivision, use the metes and bounds description as shown on the deed or survey. A reference to the section, township, range, or deed book is not sufficient. For this requirement.
- **Survey:** An updated survey of the subject property is required. The survey must be prepared by a professional surveyor licensed in the State of Florida.

(13) Signatures: Please ensure the application is filled out completely. The application should be signed by the owner(s) and authorized agent(s), and notarized.

DUE PUBLIC NOTICE REQUIREMENTS:

Nassau County requires **due public notice** which includes a legal advertisement published in an approved newspaper of general circulation not less than fifteen (15) days in advance of the public hearing, a sign posted in a conspicuous place on or around the subject property and a public notice mailed to all property owners within 300 feet of the periphery of the subject property. The Department of Planning & Economic Opportunity will prepare the legal advertisement, the public notice and the sign.

IMPORTANT: The applicant is responsible for the payments for publication of legal advertisements. Payments must be made directly with the newspaper by the established deadline. The applicant is responsible for contacting the newspaper to obtain an invoice and payment information for advertisements submitted (This payment is separate from and is not included in the calculation of the County's application fee- see below).

IMPORTANT: The applicant is responsible for delivering the original Proofs of Publication from the newspaper to the Department of Planning & Economic Opportunity. The public hearing cannot be held unless Proof of Publication is received by the Department of Planning & Economic Opportunity before the public hearing.

If the signs are destroyed or rendered illegible, notify the Department of Planning & Economic Opportunity immediately so that a replacement can be erected.

The applicant is not required to obtain the signatures or approval of the adjoining property owners. If you choose to present a petition of adjoining property owners favoring your application, attach a legibly printed or typed list of the names and addresses submitted on the petition.

APPLICATION FEES:

The non-refundable application fee for a Future Land Use Amendment is required at the time of application. To confirm the fees, including postage based on the number of property owners within 300 feet, please contact the Department of Planning and Economic Opportunity at (904) 530-6300. Please make checks payable to: Nassau County Board of County Commissioners (Nassau County BOCC).

SUBMITTING THE APPLICATION:

Return the completed application, any supporting data and the application fee to the Department of Planning & Economic Opportunity. The Department of Planning & Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6300, Monday through Friday, 8:00am until 5:00pm.

If, for any reason, you wish to withdraw the application, you must notify the Department of Planning & Economic Opportunity, in writing, prior to the date of the public hearing.



**APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
SMALL-SCALE (<10 ACRES)**

(OFFICIAL USE ONLY)
Application #: _____
Date Filed: _____

(1) Name and Address of the Owner:

Name: The Jones Company

Mailing address: 201 Pendleton St

Waycross, GA 31501

Telephone: _____

Email: _____

(2) Name and Address of the Applicant / Authorized Agent:

Name: Concept Development, Inc (Matt Cason)

Mailing address: 3324 W University Ave PMB 151

Gainesville, FL 32607

Telephone: (352) 333-3233

Email: matt@conceptcompanies.net

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

(3) Location:

On the west side of Chester Rd
(north, south, east, west) (street)

between Lee Rd and Miller Rd
(street) (street)

(4) Parcel Identification Numbers:

44 - 3N - 28 - 0000 - 0001 - 0460

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: / /

Newspaper for legal advertisement: Fernandina Beach News Leader Nassau County Record

PZB Hearing Date: / /

BOCC Hearing Date: / /

(5) **Current Future Land Use Map Designation:** Medium Density

(6) **Proposed Future Land Use Map Designation:** Commercial

(7) **Area (acres):** 1.47

(8) **Current Use (list any improvements or uses on the site):**

Abandoned convenience store

(9) **Water Supply:**

- Private Well
- Private treatment plant
- Public Water System JEA (name of provider)

(10) **Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Water System JEA (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

This property is surrounded by Medium Density land use and currently holds a Commercial Neighborhood zoning designation. The proposed amendment is for a commercial retail redevelopment that will not alter the number of historical commercial uses of the property nor the surrounding land use designations.

ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

This amendment will not promote urban development in rural areas as the property currently exists as an abandoned convenience store and will maintain existing Commercial Neighborhood zoning.

iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

This amendment recognizes the historical commercial development of the property and will not promote additional urban development of any style.

iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

This site has no known wetlands or environmentally sensitive areas. In addition, it is currently developed with an abandoned convenience store and additional land disturbance with the redevelopment project will be minimized to only area which is required for safe utilization of the site and compliance with adopted codes.

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
There are no known agricultural or silvicultural activities adjacent to the site and the land use amendment will not impact any of these activities.
 - vi. *Fails to maximize use of existing public facilities and services.*
The property will maximize the use of existing public utilities, facilities, and services available.
 - vii. *Fails to maximize use of future public facilities and services.*
The property will maximize the use of future public utilities, facilities, and services available.
 - viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
The land use amendment will not disproportionately increase cost of public facilities. The property is currently developed with a convenience store (now abandoned) that has been present for at least 25 years. Existing public services, including utilities and roadways, accommodate this commercial development site now and will be utilized to the maximum extent possible.
 - ix. *Fails to provide a clear separation between rural and urban uses.*
This amendment will not impact rural uses as the property has historically held a commercial use development and Commercial Neighborhood zoning designation.
 - x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
The purpose of this amendment is to achieve a land use designation consistent with current Commercial Neighborhood zoning and will not promote development or redevelopment in the surrounding neighborhoods. It will allow redevelopment to occur as a desirable reuse of the site into something that will serve residents in the surrounding area.
 - xi. *Fails to encourage a functional mix of uses.*
Taken with adjoining areas, the proposed amendment will maintain the existing mix of uses including a rural commercial development and medium density residential.
 - xii. *Results in poor accessibility among linked or related land uses.*
The property maintains existing direct access from Chester Road and the proposed amendment will not significantly alter accessibility among other uses.
 - xiii. *Results in the loss of significant amounts of functional open space.*
The property is currently developed with an abandoned convenience store and does not provide significant functional open space.
- (B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;
The historical use of the property is commercial, which will be maintained with this amendment. Public infrastructure, including roads and utilities, are available to this property and will be utilized.
- (C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
The amendment is requested for consistency with existing commercial development, allowing for proposed development within the current Neighborhood Commercial zoning designation.

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Existing public infrastructure, including adequate roadways, sewer, and water service are available for connection or will be provided at the time of redevelopment.

- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The property is developed with a convenience store, which is currently abandoned. The proposed land use amendment will allow for consistency with current development standards and the Neighborhood Commercial zoning designation. The nature of the property will not be altered with this amendment and thus it will not significantly alter environmental features. Sidewalk along the road frontage of the project area and a pedestrian connection to the proposed retail store will be a part of the redevelopment. Future neighborhood commercial development will comply with zoning regulations including environmental considerations, non-automobile modes of transportation and appropriate infrastructure needs.

- (F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. A mix of land uses;
4. Interconnected street networks;
5. Innovative and flexible approaches to parking;
6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
7. And proximity to transit.

Medium Density land use surrounds the property. This request proposes an amendment to the subject property to Commercial land use. The property is developed with a convenience store that is currently abandoned. The amendment will better suit the historical characteristics of the property use while providing updated safe access and multiple access options since future development will be planned with the above items in mind to meet zoning regulations and interconnectivity as required.

- (G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

The property has been previously developed with a convenience store, thus future development will not significantly alter the natural topography. However, proposed development would include stormwater management facilities which would alter existing landscape to comply with current requirements while providing adequate flood control.

(12) Other Required Attachments:

- Owners Authorization for Agent* (form is attached to this application)
- Consent for Inspection Form (form is attached to this application)
- Location Map
- Legal description
- Survey

*NOTE: If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

(13) Signatures:

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: *Patrick C Jones*

Signature of Applicant/Agent: *Patrick C Jones*
(if different than Owner)

State of ~~Florida~~ Georgia
County of Pierce

Signed and sworn before me on this 21st day of May, 2020.
By Patrick C Jones

Identification verified: Yes

Oath sworn: Yes No

Katherine K. Aldridge
Notary Signature

My Commission expires: 1/4/21





Nassau County Department of Planning &
Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

CONSENT FOR INSPECTION

I, Patrick C Jones, the owner or authorized agent for the owner of the premises located at 96563 Chester Rd, Yulee FL 32097 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction for an application pursuant to a:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 21st day of May, 2020.

Patrick C Jones
Signature of Owner or Authorized Agent

912 283 1661
Telephone Number

State of Georgia
~~Florida~~
County of Pierce

Signed and sworn before me on this 21st day of May, 2020.
By Patrick C Jones

Identification verified: Yes
Oath sworn: Yes No

Katherine K Aldridge
Notary Signature

My Commission expires: 1/4/21





Nassau County Department of Planning &
Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Concept Development, Inc is hereby authorized TO ACT ON BEHALF OF

The Jones Company, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

BY:

Patrick J
Signature of Owner

Patrick C Jones
Print Name

Signature of Owner

Print Name

912 283 1661
Telephone Number

State of Georgia
County of Pierce

Signed and sworn before me on this 21st day of May, 2020.
By Patrick C Jones

Identification verified: Yes
Oath sworn: Yes No

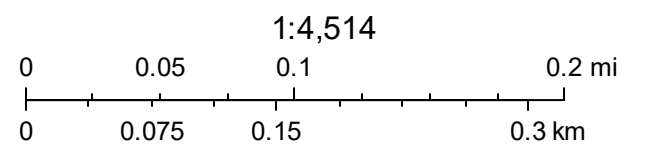
Katherine K Aldridge
Notary Signature

My Commission expires: 1/4/21





June 1, 2020



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT "A"

A PORTION OF THE JON W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT COMMON TO SECTIONS 43, 44, 48 AND 49 OF SAID TOWNSHIP AND RANGE AND RUN SOUTH 75 DEGREES 04 MINUTES EAST ALONG THE DIVISION LINE OF SAID SECTIONS 48 AND 49, A DISTANCE OF 152.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOFTON-CHESTER ROAD (HAVING A 66 FOOT RIGHT OF WAY); THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 808.62 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 82 DEGREES 12 MINUTES 58 SECONDS WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 229.12 FEET; THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST PARALLEL TO WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 257.22 FEET TO THE NORTHERLY RIGHT OF WAY A 24 FOOT COUNTY MAINTAINED ROAD; THENCE SOUTH 71 DEGREES 02 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 233.46 FEET TO THE WESTERLY RIGHT OF WAY LINE SAID LOFTON-CHESTER ROAD; THENCE NORTH 07 DEGREES 54 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 302.48 FEET TO THE POINT OF BEGINNING.

MAP SHOWING BOUNDARY SURVEY WITH IMPROVEMENTS OF:

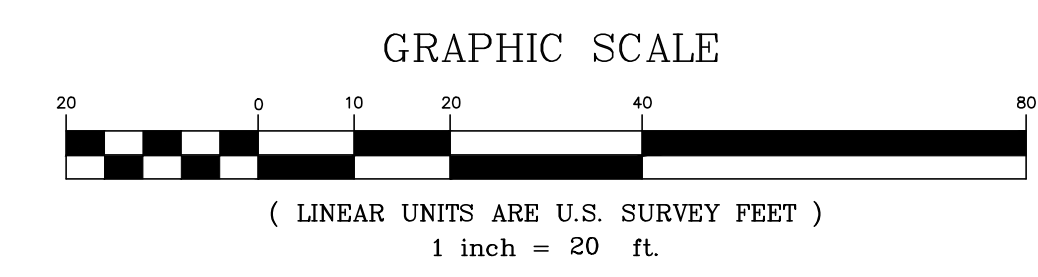
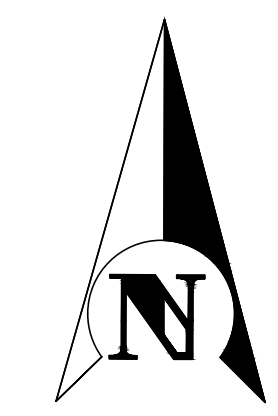
A PORTION OF THE JON W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AS RECORDED IN OFFICIAL RECORD BOOK 1686, PAGE 1041 OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

SAID PARCEL CONTAINS 1.47 ACRES.



LEGEND:

EL.....	ELEVATION
INV.....	INVERT OF PIPE
FP.....	FOUND IRON PIN
ORB.....	OFFICIAL RECORD BOOK
(N).....	NORTH
(E).....	EAST
(S).....	SOUTH
(W).....	WEST
(D).....	DEED
(M).....	MEASURED
(C).....	CALCULATED
TOB.....	TOP OF BANK
FFE.....	FINISHED FLOOR ELEVATION
EXISTING UTILITY POLE	
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING FENCE LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE

GENERAL NOTES:

- BENCHMARKS ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- DEEDS ON THE NORTH SIDE OF LEE ROAD CALL FOR A 24' RIGHT-OF-WAY, DEEDS TO THE SOUTH OF SAID ROAD CALL FOR 26' RIGHT-OF-WAY, THE RIGHT-OF-WAY PLOTS 26' PER SURROUNDING DEEDS. NASSAU COUNTY WILL ONLY CONFIRM THAT LEE ROAD IS COUNTY MAINTAINED.
- LOCATION OF 16" WATER MAIN AND THE SEWER FORCE MAIN WERE TAKEN FROM UTILITY AS-BUILT PROVIDED BY THE CLIENT.

SURVEYORS REPORT:

- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-052 REQUIREMENTS.
- FEATURES SHOWN BY SYMBOL ARE NOT TO SCALE.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS FOR THE PURPOSE STATED ABOVE ONLY.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CERTIFIED TO: CONCEPT COMPANIES

**MRE of JAX
ENTERPRISES, LLC.**
6005 POWERS AVENUE, SUITE 104
JACKSONVILLE, FLORIDA 32217
LB 8276

Not valid without the signature and seal of the Florida Professional Surveyor.

ANTHONY RUSSO NEIL
FLORIDA REGISTERED LAND SURVEYOR NO. FSM 5684

**96563 CHESTER ROAD
SECTION 44, TOWNSHIP 3, RANGE 28 EAST
NASSAU COUNTY, FLORIDA**

DATE OF SURVEY:	MAY 29, 2020
JOB NUMBER:	20-32
DRAWING SCALE:	1"=20'
DATE OF DRAWING:	JUNE 4, 2020

**SHEET NO.
1 OF 1**

